



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **MP-5**

August 7, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SOLEDAD CANYON ROAD (VACATED) - PARCEL 1-1EX
SALE OF SURPLUS PROPERTY - UNINCORPORATED CANYON COUNTRY AREA
OF THE COUNTY OF LOS ANGELES
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in vacated Soledad Canyon Road, Parcel 1-1EX (1.62± acres), located at the northwest quadrant of Soledad Canyon Road and the Antelope Valley Freeway, in the unincorporated Canyon Country area of the County of Los Angeles, to be excess.
3. Authorize the sale of Parcel 1-1EX to Soledad Commons, LLC, for \$500,000, contingent upon Soledad Commons, LLC, being the property owner of both adjacent properties, currently known as Assessor's Parcel Nos. 2854-001-033 and 2854-044-028.
4. Instruct the Chair to execute the Quitclaim Deed upon presentation by Public Works and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell a parcel of surplus property to Soledad Commons, LLC, conditional upon them being the legal owner in fee of both adjoining properties. These adjoining properties, currently known as Assessor's Parcel Nos. 2854-001-033 and 2854-044-028, lie adjacent and to the north and south of Parcel 1-1EX. Parcel 1-1EX is located at the northwest quadrant of Soledad Canyon Road and the Antelope Valley Freeway, in the unincorporated Canyon Country area of the County of Los Angeles.

Soledad Commons, LLC, is under contract to purchase both adjoining properties. Parcel 1-1EX is a strip of land approximately 60 feet wide located between these two parcels. Soledad Commons, LLC, will therefore be the logical potential user of the County's property.

The County acquired fee title to the parcel as part of the land needed for the Soledad Canyon Road project. Soledad Canyon Road has since been realigned and your Board adopted the Resolution to vacate this portion of the road on April 6, 1995.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be deposited into the Road Fund. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$500,000 represents the fair market value. This amount has been paid and deposited into the Road Fund. Revenues from the sale will be used for road purposes. The sale of the property will also enhance future revenues through assessment and taxation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(b), a notification of the proposed sale was submitted to the Department of Regional Planning for its report as to conformance with the adopted General Plan. By letter dated October 22, 2002, it was deemed by Regional Planning that the proposed sale conforms with its General Plan.

Pursuant to Government Code Section 54222, all relevant agencies of the State, County, City, and the School District were notified of the proposed sale. None of the agencies expressed an interest in acquiring the property.

The sale is not considered adverse to the County's purposes and will not hinder transportation, utility, or recreational corridors. Upon receipt of satisfactory evidence of Soledad Commons, LLC's ownership of both adjacent properties, a quitclaim deed to transfer Parcel 1-1EX will be presented for the Chair's execution. The quitclaim deed will not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The quitclaim deed will be reviewed by County Counsel prior to being presented for execution and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the County's best interest. Upon the buyer meeting the conditions of purchase outlined herein, Public Works will present an original and two duplicates of the Quitclaim Deed for execution by the Chair. Please authorize and instruct the Chair to sign the original and duplicates and have them acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate of the Quitclaim Deed to Public Works and retain one duplicate for your files.

The Honorable Board of Supervisors
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One approved copy of this letter is requested.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Dean D. Eptathus", is written over the printed name of James A. Noyes.

JAMES A. NOYES
Director of Public Works

CB:in
P6:bISOLEDAD CR1-1EX

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel